

2606 57 Avenue
Lloydminster, Alberta

MLS # A2209831

\$459,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This Home Should Go To The Top Of Your List of homes to view in this price range.... There is nothing that needs to be done here!! Immaculately kept and meticulously maintained. Bungalow style homes like this are hard to find, and at 1460 square feet with an oversized double attached garage, you will not have to sacrifice anything- everything on your wish list is taken care of here. Even the location is prime- close to schools and located within one of the quietest crescent locations. The updates and features form a long list: 75% new flooring on the main floor, covered deck overlooking an extremely private back yard, newer windows on the main floor, newer shingles in the last number of years, newer furnace and hot water tank, newer steel insulated overhead garage door, freshly painted, medical grade air filter on furnace, fully finished basement... Plus so much more!!